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The meeting opened at 7:02 p.m. Present were: Anderson, McDonough, Bevacqua, Jeton, Brown, and Ranalli.

Petition No.: 3767

Petitioner: Willis

Premises Affected: 6 Porter Rd & 29 Hidden Rd

Members: Anderson, McDonough, Bevacqua, Jeton, Brown, and Ranalli

Petitioner's attorney submitted a request to withdraw without prejudice. Brown made a motion to withdraw without prejudice. McDonough seconded the motion & the Board voted (6-0) to withdraw without prejudice petition #3767.

Petition No.: 3768

Petitioner: J + B Realty Trust

Premises Affected: 11 + 19 Lupine Rd

Members: Anderson, McDonough, Bevacqua, Jeton, Brown, and Ranalli

Petitioners requested to continue the public hearing to the 4/2/08 meeting. Bevacqua made a motion to continue the public hearing to 4/3/08. Jeton seconded the motion & the Board voted (6-0) to continue the hearing to 4/3/08.

Petition No.: 3744

Petitioner: Northfield Commons

Premises Affected: 5 + 7 Webster Street, 69 North Street

Members: Anderson, McDonough, Bevacqua, Jeton, Brown, and Ranalli

Petitioners' attorney submitted a request to continue the public hearing to 4/3/08. Jeton made a motion to continue the hearing to 4/3/08. Bevacqua seconded the motion & the Board voted (6-0) to continue the hearing to 4/3/08.

McDonough made a motion to adjourn the regular meeting to go into an executive session. Bevacqua seconded the motion. The Board voted (6-0) to go into executive session at 7:04 p.m. At 7:23 p.m. the Board re-opened the regular meeting.

Petition No.: 3765

Petitioner: Miles

Premises Affected: 33 Lincoln St

Members: Anderson, McDonough, Bevacqua, Jeton, Brown, and Ranalli

Francesa & David Miles represented themselves in their request to construct a 2-story addition that will not meet front or side setbacks. The house was built in 1953 and is non-conforming as to frontage & area. The addition will not be any closer to the front or side lot lines than the existing house. Brown made a motion to close the hearing. McDonough seconded the motion & the Board voted (6-0) to close the hearing. The Board proceeded to deliberate. Anderson stated that the house is lawful pre-existing non-conforming. McDonough made a motion to grant a

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special permit. Jeton seconded the motion & the Board voted (5-0, Anderson off) to grant a special permit. Brown will write the decision.

Petition No.: 3766

Petitioner: Eisai

Premises Affected: 4 Corporate Drive

Members: Anderson, McDonough, Bevacqua, Jeton, Brown, and Ranalli

Attorney Karl King represented the Petitioner. Also present was Ken Piro, of Eisai. Decision #3694 granted a variance for an addition on May 3, 2007. The internal process at Eisai took longer than the year's time to exercise a variance. During the process, an architectural feature, a spray wall, was placed at the end of the previously approved addition & will encroach 15" into the 87' setback. Petitioner seeks an extension of the variance as well as an insignificant modification for the spray wall. Anderson asked Inspector of Buildings Kaija Gilmore for her comments on the wall. Gilmore explained that the spray wall will not change the square footage of the floor area, but is merely a visual / architectural feature. McDonough made a motion to close the hearing. Bevacqua seconded the motion & the Board voted (6-0) to close the hearing. Jeton made a motion to grant a 6-month extension of the variance granted under Decision #3694. Bevacqua seconded the motion & the Board voted (6-0) to grant the extension. The Board agreed that the insignificant change would have impacted the previous approval. Anderson asked for a finding that no further public hearings are required for the insignificant change. Bevacqua made a motion that no further public hearings are required for the insignificant change. Ranalli seconded the motion and the Board voted (6-0) that no further public hearing is required. Jeton sat off the case. Ranalli will write the decision.

Petition No.: 3762

Petitioner: Andover Village

Premises Affected: 429-431 South Main St

Members: Anderson, McDonough, Bevacqua, Jeton, Brown, and Ranalli

Bill Perkins, petitioner, waived the reading of the notice of continued hearing. They have completed Site Plan Review with the Planning Board & will submit to Building. The Board asked for the latest version of the outdoor seating plan, the number of seats & the square footage of the building. There will be 4 seats per table, or a total of 26-29 seats, and the overall footprint of the building has increased 6-7%. The proposed signage includes one 3'x5' free-standing 2-sided sign on South Main Street and four 2-sided wall-mounted signs that will be made of p.v.c. with external spotlights. Ann Constantine, of the Design Review Board (DRB), spoke in favor of the signs stating that the petitioner worked with the Board to revise color combinations, sizes & landscaping. McDonough made a motion to close the public hearing. Bevacqua seconded the motion & the Board voted (6-0) to close the hearing. Bevacqua is off the case. Brown made a motion to approve the minor modifications to the plan regarding the patio with outdoor seating, the increase in the building footprint and the signage with the list of plans as submitted by Bill Perkins. Ranalli seconded the motion. The Board voted (5-0) to approve the minor modifications. Anderson will write the decision.

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Petition No.: 3744

Petitioner: Northfield Commons

Premises Affected: 5 + 7 Webster St, 69 North St

Members: Anderson, McDonough, Bevacqua, Jeton, Brown, and Ranalli

Attorney Smolak waived the reading of notice & submitted a memo dated 3/6/08. Chris Huntress gave an overview of the changes to the site plan, stating the David O'Sullivan is the new architect. The changes include: change of density of single & two family units between the front & back of the site with duplexes at the rear & single families at the streetscape, the front setback increased to 30', moved unit #32 (s.f.d.) to corner by club house, added landscaping at the back of the garden units as well as buffer between the site & the gun club (a solid 6' fence from Webster St to wetlands, a chain link fence through the wetlands & solid fence to the back corner), and added landscaping/trees to streetscape. The Board had several questions regarding preserving existing coniferous trees at the street, location of sidewalk, the number of single family units & duplexes, landscaping, garden-unit garages, allocation of affordable units, & floor plans.

David O'Sullivan, architect, gave an overview of the changes to the units: decrease depth of houses to increase the setback, increase in width of 3-bedroom s.f.d., rear load garage, 1 ½ - 2 story house with 2500 sq. ft. gross living area; duplexes at streetscape with rear-load garage, front porch & 21-2200 sq. ft. gross living area; duplexes at rear lot line with front-load garage, up to 2,000 sq. ft. gross living area, 1 ½ - 2 story, 3 bedrooms.

According to Attorney Smolak, there is no agreement with the gun club for an indoor range, but buffering between the properties will be enhanced.

Paul Hajec, abutters' traffic peer consultant, submitted a letter to the Board dated 3/3/08. He gave an overview of the most important issues: safety/operational issues – higher accident rates than state average at River Rd & North St., Level of Service F, stopping site distance at Greenwood Rd & North St is 385' to the right, & average speed northbound in 47 mph which needs 386' to stop. Hajec noted some deficiencies in the applicant's traffic report, including but not limited to: no vehicle queuing analysis, emergency vehicle access/turning radius & 2012 no-build scenario. Anderson asked Hajec for safety improvements & mitigation suggestions. Hajec suggested widening & addition turning lanes, improve alignment problems, add signage/pavement markings & warning of site distance issues.

Brian Beisel, of Conley Associates & peer review consultant for the Town, responded to some of the issues raised by Hajec relative to additional counts, volumes, accident rates, growth rate / 2012 no-build, site distance, & signal / turning lane warrant. Smolak pointed out that the Petitioners' response to Hajec's report was submitted in a memo given to the Board tonight.

Jason Adams, of McMahon Associates, petitioners' traffic consultant, commented on the issues:

1. Accident rates are .05% higher
2. Level of Service F without the project, which adds 3-5% at peak hour
3. Speed on North St = 45 mph, but safe up to 55 mph
4. Higher % of heavy vehicles = 22% over passenger vehicles, 5% over 2 axles long
5. June v. Jan./Dec. counts level of service did not change & January counts were seasonally adjusted
6. Casco & Avalon developments / traffic volumes could be easily absorbed without significant delay
7. The clubhouse would not cause operational issues

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8. Queuing summary was provided in Appendix G of the January report
9. School traffic data found lower volumes than commuter peak volumes
10. Emergency vehicle access has been approved by Fire & Police
11. The intersection could accommodate a greater increase of vehicles than shown in the Hajec report.

Several residents raised concerns about density, traffic issues, on-street parking, on-site visitor parking, lighting, snow removal, bike safety & sidewalks/pedestrian traffic. Anderson asked the traffic experts for suggestions on mitigating these issues. Gary McNaughton, of McMahon Associates, suggested restricting parking along North & Webster Street. Beisel suggested remeasuring sight distance with vegetation & for bike riders. Hajec suggested decreasing the project density. Anderson also asked for suggestions of improving the quality of the intersection of Greenwood Rd. & North St. Adams suggested widening Greenwood Rd. Beisel suggested adding lanes. Moira Conrad, 82 North St., suggested a 4-way stop.

Anderson asked Attorney Smolak if the money the applicants proposed to use for an indoor range, that was declined, could be redirected to the Town to lower the speed limit. Smolak stated that they'd look at the pro forma & consider Anderson's suggestion.

Chet Howe, of Samos Lane & the Rod + Gun Club, stated there had been no written proposal or denial for an indoor range. Anderson asked the Gun Club & the applicants to continue discussions.

The Board expressed concern at the site view over the loss of mature trees. They asked if some could be saved by moving the sidewalk across the street. Huntress will look into it. Smolak informed the Board that DPW requested the sidewalk. Anderson asked the Board members if there are any other issues they wish to study with experts. Some members want a pro forma consultant. Other issues the Board wants the applicants to study are trees, sidewalks, density, identifying affordable units, on-street parking, list of waivers, traffic mitigation measures (in-kind or financial), talk with gun club, landscaping, & guest parking.

Smolak will submit a pro forma to the Board within 2 weeks. The Board asked the applicants to speak with DPW or Planning regarding the sidewalks & to submit the revised plan. Ron Hajj, 22 Enmore St., Andover, of the Lawrence Rod & Gun Club, informed the Board that the Club has laws & procedures & would need the renderings of the indoor range. Their process would require 2-3 months. Anderson suggested ZBA approval could place conditions, but the Club would need to accelerate their process.

Brown made a motion to continue the public hearing to April 3, 2008. Bevacqua seconded the motion & the Board voted (6-0) to continue the hearing to April 3, 2008.

The meeting adjourned at 10:38 p.m.